

**60.35. PLANNED UNIT DEVELOPMENT** [ORD 4224; August 2002]

**60.35.05 Purpose.** It is the purpose of these provisions to allow a planned unit development (PUD) in any City zoning district except Residential-Agricultural (R-A). Uses or combinations of uses may be developed as a single, integral, functional unit or entity. The planned unit development provisions are intended to encourage more creative approaches for developing land, while enhancing and preserving the value, spirit, character, and integrity of surrounding areas which have developed or are developing under conventional district regulations. This is to be accomplished by:

1. Utilizing advances in technology and design.
2. Creating a comprehensive development plan which is equal to or better than that resulting from traditional lot-by-lot land development.
3. Employing design flexibility for locating structures, open spaces, circulation facilities, off-street parking areas, and other improvements.
4. Retaining and protecting special topographic, natural, or environmentally sensitive features on the site.
5. Encouraging innovative design techniques.
6. Utilizing design flexibility afforded by the planned unit development provisions to improve compatibility of the development with surrounding properties and uses.
7. Change from specific site development requirement and combinations of uses is allowable, subject to the provisions of this Code.

**60.35.10. Modification of Base Zoning Standards****1. Dimensional Standards**

The dimensional standards for the applicable zoning district as listed in Chapter 20 may be modified through approval of a Planned Unit Development, except for the following situations:

- A. Required setbacks shall continue to apply to the parent parcel upon which the proposed PUD will be located.
- B. The intersection standards in Section 60.55.50 shall continue to be satisfied.

60.35.10.1.

- C. All building setbacks shall continue to meet applicable building and fire code requirements.
- D. Maximum building height standards may be increased up to twelve feet (12') when the applicable building setback distance along the perimeter of the parent parcel is increased at a ratio of 1.5 additional feet of setback for every foot of building height over the base zone standard for building height.

2. Allowed Uses.

- A. Except as provided in Section 60.35.10.2.B. below, the uses in a PUD shall comply with the permitted and conditional use requirements of the base zoning district.
- B. Detached and attached dwellings shall be allowed in any PUD provided the overall residential density satisfies the applicable residential density provisions of this Code.
- C. In addition to the accessory uses and structures typical of the uses authorized in the subject zoning district in which the PUD is located, accessory uses approved as a part of a PUD may include the following:
  - 1. Private park, lake or waterway.
  - 2. Recreation area.
  - 3. Recreation building, clubhouse or social hall.
  - 4. Other accessory use or structure which the decision making authority finds is designed to serve primarily the residents of the PUD, and is compatible with the neighborhood and to the design of the PUD.

**60.35.15 Common Open Space.**

1. A PUD shall be required to provide common open space according to the following rates:
  - A. An area equal to at least twenty percent (20%) of the subject site when the site is up to and including 10 acres in size.
  - B. An area equal to at least fifteen percent (15%) of the subject site when the site is more than 10 acres and up to and including 50 acres in size.
  - C. An area equal to at least ten percent (10%) of the subject site when the site is more than 50 acres in size.
2. Land required to be set aside as setbacks or buffers shall not be included in the calculation of required open space.
3. Land shown on the final development plan as common open space, and landscaping and/or planting contained therein shall be permanently maintained by and conveyed to one of the following:
  - A. An association of owners or tenants, created as a non-profit corporation under the laws of the state which shall adopt and impose articles of incorporation and bylaws and adopt and impose a declaration of covenants and restrictions on the common open space that is acceptable to the City Attorney as providing for the continuing care of the space. Such an association shall be formed and continued for the purpose of maintaining the common open space and shall provide for City intervention and the imposition of a lien against the entire planned unit development in the event the association fails to perform as required; or
  - B. A public agency which agrees to maintain the common open space and any buildings, structures, or other improvements which have been placed on it.



